

# Vacant Land - Commercial Office - Pittsfield Township

5472 W Michigan, Ypsilanti, MI 48197



**FOR SALE**



## PROPERTY HIGHLIGHTS

- 1.22 Acres Net (excluding road right-of-way)
- 212' Frontage on Michigan Ave
- 100' Frontage on Carpenter Rd
- Full utility access
- No wetlands
- High visibility & accessibility
- Traffic light access
- Strong surrounding demographics

## OFFERING SUMMARY

Sale Price:	\$795,000
Lot Size:	1.22 Acres
Parcel Number:	L-12-24-200-018
Zoning:	C-2 (Regional Commercial)
Vehicles PD (Michigan Ave):	22,800
Vehicles PD (Carpenter):	18,800

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,068	15,634	45,227
Total Population	4,958	36,397	108,775
Average HH Income	\$69,583	\$65,688	\$70,744

**Joe Palms, CCIM**

734.662.3676

jpalms@swishercommercial.com

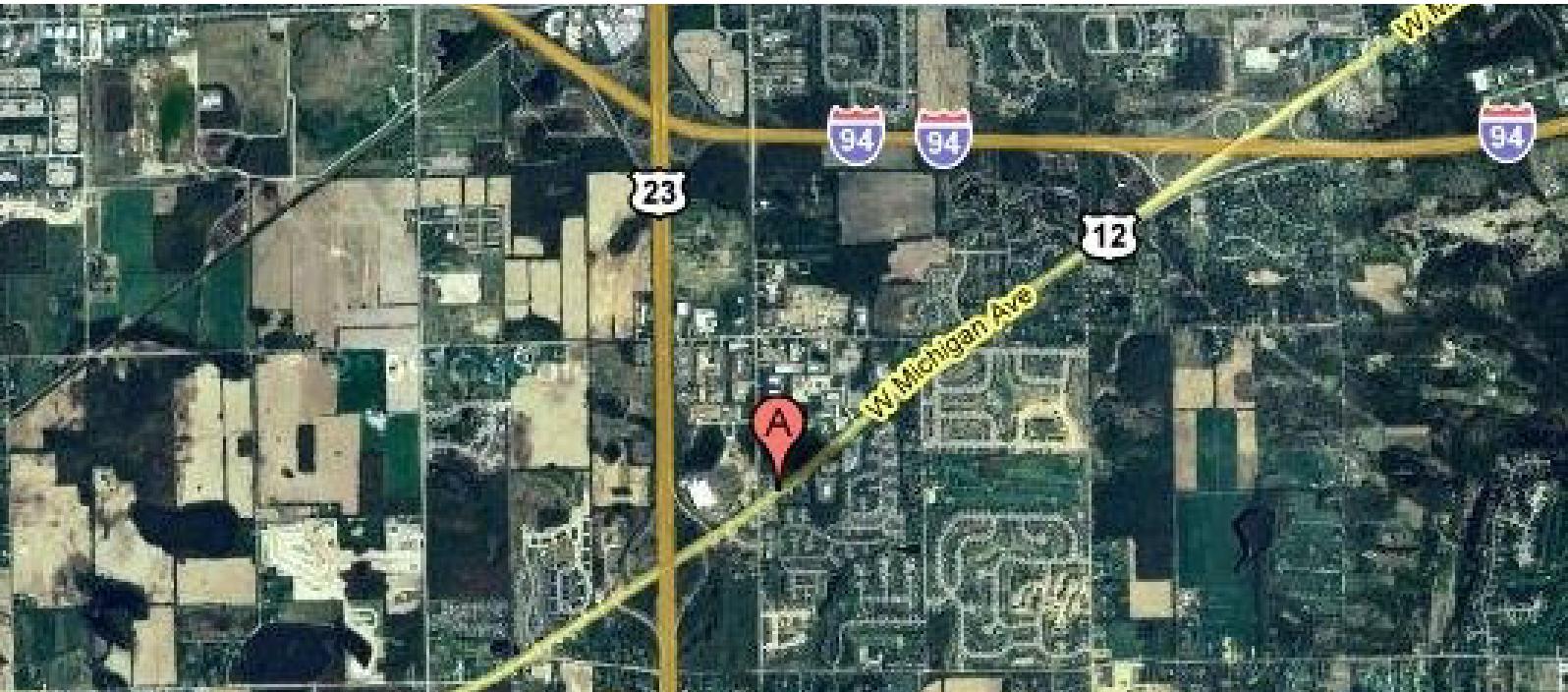
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## PROPERTY DESCRIPTION

Exceptional 1.22-acre commercial site located at the high-traffic, signalized intersection of Michigan Avenue (US-12) and Carpenter Road in Pittsfield Township. The property wraps around the well-known Harvest Moon Restaurant and offers dual frontage—approximately 212 feet on Michigan Ave and 100 feet on Carpenter Rd.

### Property Highlights:

Zoned C-2 (Regional Commercial) – ideal for retail, QSR, medical, office, or mixed-use development

Full utility access – water, sewer, gas, and electric available

No wetlands – clean site with survey, topography, and soil borings available

High visibility & accessibility – excellent exposure from two major corridors

Traffic Light Access – safe and convenient ingress/egress at a signalized intersection

Strong Surrounding Demographics – dense residential and commercial development nearby

Position your business at one of the most strategic and visible corners in the Ypsilanti/Pittsfield Township area. Ideal for developers or end users seeking a premier site in a high-demand commercial corridor.

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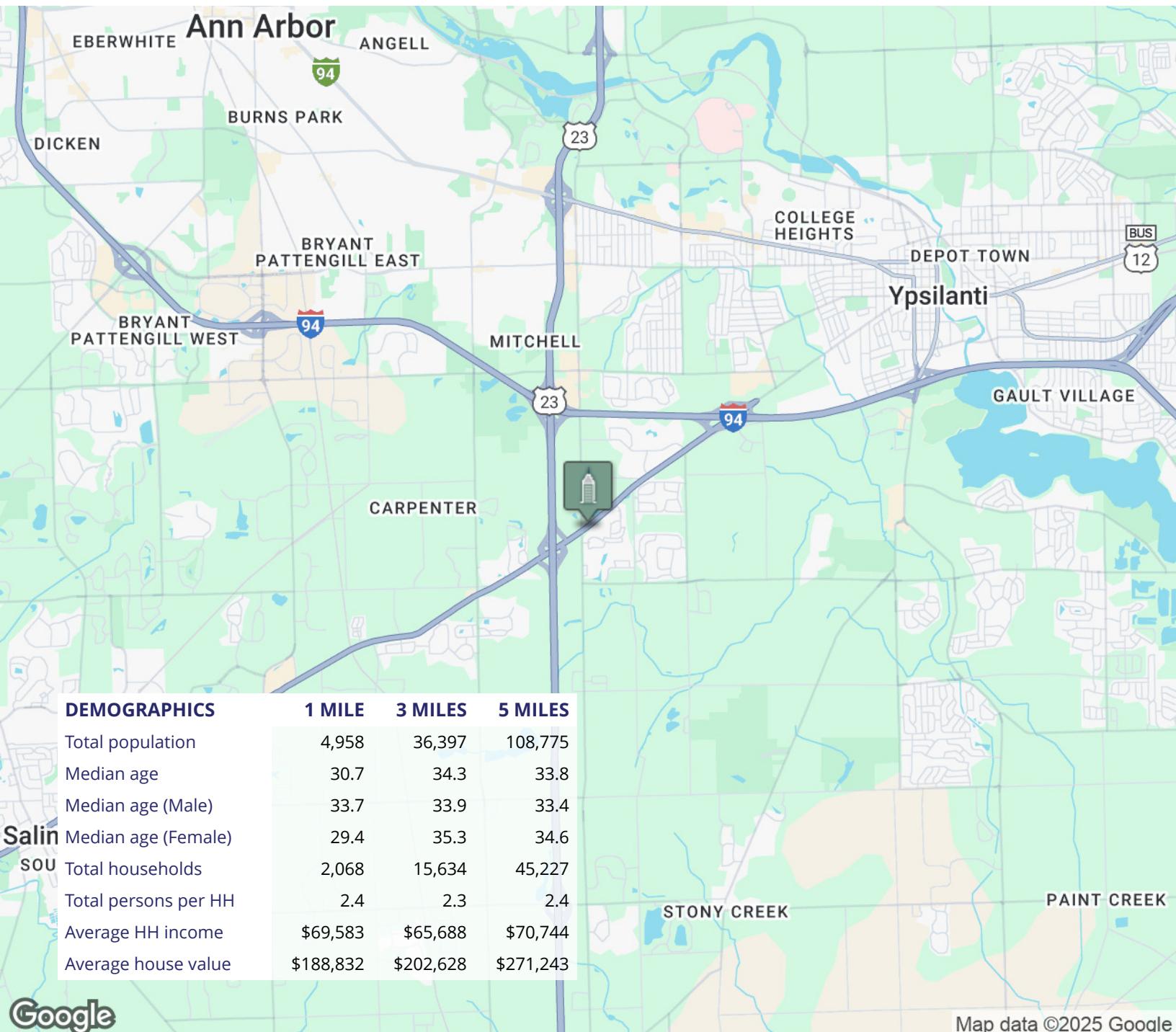
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